

CHAPTER XIV

PROPERTY MAINTENANCE

14-1 PROPERTY MAINTENANCE CODE.

(Prior ordinance history includes portions of Ordinance No. 93-33.)

14-1.1 Adoption of International Property Maintenance Code by Reference.

The International Property Maintenance Code 2012 Edition, as may be amended and supplemented in the future and replaced with future Editions, shall serve as the minimum standard of Property Maintenance Code for the Township of Rockaway.

(Ord. #O-12-18 § 1)

14-1.2 Purpose.

The International Property Maintenance Code 2012 Edition, as may be amended and supplemented in the future and replaced with future Editions, and each and all of the regulations, provisions, penalties, conditions and terms therein are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, as set forth in subsection 14-1.3.

(Ord. #O-12-18 § 1)

14-1.3 Amendments to the Code.

The International Property Maintenance Code is hereby amended and supplemented as follows:

Section 101.1 Insert: Township of Rockaway.

Section 112.4 Insert: Not less than \$500.00 and not more than \$1,000.00.

Section 103.5 Insert: Not more than \$1,000.00.

Section 302.4 Insert: 18 inches.

Section 304.14 Insert: April 1 to November 1.

Section 602.3 Insert: October 1 to April 1.

Section 602.4 Insert: October 1 to April 1.

14-1.4 Copy for Public Reference.

A complete copy of this chapter has been filed in the Office of the Township Clerk and shall remain there for use and examination by the public. The copy shall be certified by the Township Clerk and shall remain on file with the Township Clerk for review and examination by the public during regular business hours.

(Ord. #O-12-18 § 1)

14-1.5 Enforcement.

The provisions of this Code shall be enforced by the Construction Code Official and the Zoning Officer of the Township of Rockaway.

(Ord. #O-12-18 § 1)

14-1.6 Amendments and Modifications.

In every case where any modifications, deletion, amendment or change in the International Property Maintenance Code is made hereinafter, any such modification, deletion, amendment or change shall automatically be adopted and made a part hereof.

(Ord. #O-12-18 § 1)

14-2 ABANDONED AND UNSAFE MINE HOLES AND SHAFTS AND SIMILAR EXCAVATIONS.

14-2.1 Declaration of Public Nuisance.

Any open, abandoned, unsafe mine hole, open, abandoned, unsafe mine shaft; open, abandoned, unsafe mine excavation situated within the limits of the Township, is hereby declared to be a public nuisance. The Engineering and/or the Construction Department shall be responsible for the identification and proper sealing of such hazards. The Health Department shall be involved where ground water or surface water quality may be impacted.

(Code 1971, § 58-1)

14-2.2 Definitions.

As used in this section:

An Open, Abandoned, Unsafe Mine Hole; An Open, Abandoned, Unsafe Mine Shaft; an Open, Abandoned, Unsafe Mine Excavation shall mean such an open, abandoned, unsafe mine hole, mine shaft, or mine excavation which is:

- a. Unguarded inadequately guarded against injury or loss of life to a person or persons, whether children or adults;
- b. Which, even if inadequately guarded against injury or loss of life to a person or persons, whether children or adults, is located on real estate abutting on any street or highway, and which has caused or is likely to cause damage to a street or highway or to constitute a hazard to person or persons using said street or highway;
- c. Which, even if adequately guarded against injury or loss of life to a person or persons, whether children or adults, is located in the vicinity of a dwelling or dwellings, building or buildings, and which has caused or is likely to cause damage to the dwelling(s), building(s), or to constitute a hazard to person(s) using the dwelling(s) or building(s).

(Code 1971, § 58-2)

14-2.3 Abatement of Nuisances Required; Notice.

Any public nuisance shall be abated by the owner or owners of the land upon which public nuisance exists, after notice in writing shall have been given to the owner(s) as hereinafter set forth.

(Code 1971, § 58-3)

14-2.4 Contents of Notice.

The notice referred to in subsection 14-1.3 shall require the owner(s) to abate the public nuisance and to proceed forthwith after the service of such notice toward the abatement of the public nuisance, which notice shall further provide that in the event the owner(s) shall fail to abate the nuisance, the Township may cause the nuisance to be abated and the reasonable cost charge against the owner(s) of the land on which the nuisance exists, and that the cost will be a lien on such lands and will be assessed and collected in the same manner as local municipal taxes are collected.

(Code 1971, § 58-4)

14-2.5 Abatement by Township; Lien for Costs.

In the event of the failure of the owner(s) of the land upon which such public nuisance shall be abated by the Township, and then the cost of such abatement shall be a lien on such lands and shall be assessed thereon and collected in the same manner as local municipal taxes are collected.

(Code 1971 § 58-5)

14-3 MAINTENANCE OF INSTALLATION OF DRAINAGE AND SURFACE WATER MANAGEMENT.

The owner of any on-site installation of a drainage and surface water management system to control or regulate stormwater runoff shall properly maintain such installation or system to ensure its correct functioning.
(Ord. #06-15 § 3; Ord. #06-46 § 4)

14-4 SUMP PUMPS.

14-4.1 Pump Outlets.

All sump pumps or other means of removing water from buildings, or other collecting devices shall be tied into or connected to an approved stormwater drain system or water course, unless otherwise approved by the Administrative Authority. The waters shall not be permitted to flow upon the properties of neighbors, on the surfaces of rights-of-way, sidewalks or road or street rights-of-way.
(Ord. #06-15 § 3; Ord. #06-46 § 5)

14-4.2 Location and Design.

All pumps and devices shall be so located that finished floors, trenches or pipes shall be graded or sloped to the pump or device. The pit or receptacle shall be constructed to accept and collect waters to permit the normal operation of the pumping device. The pump design shall be such that the pump shall not run continuously during operational periods.
(Ord. #06-15 § 3; Ord. #06-46 § 6)

14-4.3 Piping.

- a. All piping shall be that approved by the Plumbing Subcode Official. the piping shall be installed in such manner as to prevent freezing, draining all waters in the pipe back into the collecting receptacle. The pipe shall be placed in a trench of such grade material and covered with material that would not break, split or crush the pipe when backfilled.
- b. No piping from a sump pump or other draining device shall be connected to any piping waste line intended or used for domestic or sanitary waste. No waters from this type pump shall be permitted into a sanitary line or individual sewage disposal system.
- c. The installation of this type pump and piping shall be installed by a licensed plumber or other person authorized by the Plumbing Subcode Official.

(Ord. #06-15 § 3)

14-4.4 Emergency Pumping.

In such cases requiring emergency pumping involving a portable pump, either fuel or electric, the requirements of the within ordinance shall not be applicable.

(Ord. #06-15 § 3)

14-4.5 Electrical Devices.

The electrical connection for this pumping device shall be such as to provide a safe disconnect (safety switch) at all times without endangering the life or health of a person desiring or required to maintain or check the pump.

(Ord. #06-15 § 3)

14.4.6 Fees and Enforcement.

The fee for a permit to install a sump pump is thirty-five (\$35.00) dollars. Sump pumps and sump pump permits shall be issued by the Construction Department. Inspection of the installation shall be by the Construction Department and shall not be operated until approval by the designated agent of the Division.

(Ord. #06-15 § 3)

14-4.7 Violations and Penalties.

Any person convicted of violating this section shall, upon conviction, be liable as set forth by the Uniform Construction Code Official and each day the offense exists shall be considered a separate violation. In addition, each day of violation for each separate parcel of land, as shown on the Tax Map of this Township, shall be deemed to constitute a separate offense.

(Ord. #06-46 § 7)